



# **AGENDA**

## **HOLLISTER PLANNING COMMISSION**

***ANYONE WISHING TO ADDRESS THE PLANNING  
COMMISSION PLEASE STEP FORWARD AND STATE YOUR  
NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

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**DATE: THURSDAY, DECEMBER 19, 2013 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST.**

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### **CALL TO ORDER**

### **VERIFICATION OF AGENDA POSTING**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Commissioners: Chris Alvarez, David Huboi, Gabriel Torres, Carol Lenoir,  
and Greg Harvey

**APPROVAL OF MINUTES:** November 21, 2013

**COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:** This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

### **PUBLIC HEARINGS:**

1. **Tentative Map 2013-4** – Sunnyslope Investments, LLC – requesting approval of a Tentative Map encompassing 22.45 acres to be divided into five parcels with four parcels in the General Commercial Zoning District located west of Highway 25 Bypass, north and south of East Park Street, and east of McCray Street. The fifth parcel in the Low Density Residential Performance Overlay Zoning District to be further subdivided into 30 single family lots located east of Highway 25 Bypass, and west of Black Forest Drive. (APN 020-100-021) CEQA: Mitigated Negative Declaration
2. **Tentative Map 2012-1** – George & Nicole Rajkovich – requesting approval of a Tentative Map and creation of a “remainder parcel” on two contiguous parcels (APNs:

057-700-001 and -002) encompassing 22.25 acres in the Low Density Residential Performance Overlay Zoning District. The Tentative Map proposes to subdivide 18.37 acres as follows: 81 single-family lots (Lots #1 through #81) on 11.61 net acres; one 0.16-acre lot (Parcel A) dedicated as a pedestrian access way; and one 0.86-acre Lot (Parcel B) dedicated as an open space easement for stormwater retention/infiltration, with 5.74 acres dedicated as public right-of-way. The remainder parcel encompasses 3.88 acres and would be developed in the future as 100 multi-family units. (APN 057-700-001 and 057-700-002) CEQA: Mitigated Negative Declaration.

3. **Site & Architectural Review 2013-8** – Valles & Associates, LLC – 1605 Cushman Street, APN # 57-23-19 – requesting approval to construct 50 multi-family units located on a 2.7 acre parcel within the NMU- Neighborhood Mixed Use Zoning District of the City of Hollister. CEQA: Mitigated Negative Declaration

**NEW BUSINESS:**

**DEPARTMENT REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT REGULAR MEETING:** Thursday, January 23, 2013 at 6:00 p.m.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, 339 Fifth Street, Monday through Friday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at [www.hollister.ca.gov](http://www.hollister.ca.gov) subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

*Si desea información en español por favor llame al 636-4360 o visitenos al 339 Fifth St. (Calle Cinco) Hollister, CA*

**NOTICE**

**Appeal Notice:** Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council

**shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.**